

## \$419,900 - 72 Forest Drive, St. Albert

MLS® #E4432767

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,039 sqft  
Single Family on 0.00 Acres

Forest Lawn (St. Albert), St. Albert, AB

Beautifully updated, perfectly located! This bright and airy bungalow in desirable Forest Lawn has been lovingly maintained and features an open concept kitchen/living/dining room layout. The kitchen is complete with beautiful marbled QUARTZ countertops, a large island with convenient bar seating, and a view of the expansive (approx. 7000 sq ft!) maturely landscaped yard. The huge master bedroom has double closets and garden doors which lead to the back deck. The basement is fully finished with a full 4 pc bath, rec room, plenty of closet/storage space and a 3rd bedroom with a new egress window. Updates include: quartz kitchen countertops, interior doors, high end down draft stove, shingles, windows, 2/3 new fence, hi-efficiency furnace, and several fixtures. Plus! There is central A/C for those hot summer nights. PERFECTLY LOCATED only a couple hundred meters to Forest Park and the beautiful Forest Lawn trail system, PLUS walking distance to several schools, fountain park recreation centre and more.

Built in 1973

### Essential Information

MLS® #	E4432767
Price	\$419,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	72 Forest Drive
Area	St. Albert
Subdivision	Forest Lawn (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 1X4

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Leo Nickerson
Middle	Lorne Akins
High	Paul Kane

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 24

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